

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

In re:

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Chapter 11

VICTOR H. MAIA,

: Case No. 18-16907-AMC

Debtor.

**ORDER GRANTING EXPEDITED CONSIDERATION, SHORTENED TIME AND
LIMITED NOTICE ON THE MOTION OF DEBTOR VICTOR H. MAIA FOR
AUTHORITY TO SELL REAL PROPERTY AT PRIVATE SALE, FREE AND CLEAR
OF ALL LIENS, CLAIMS, AND ENCUMBRANCES PURSUANT TO 11 U.S.C. § 363**

AND NOW, this 5th day of March, 2021, upon consideration of the Motion of Victor H. Maia, the debtor and debtor in possession (the “Debtor”), by and through his undersigned counsel, Obermayer Rebmann Maxwell & Hippel LLP, hereby moves this Court for the entry of an Order: (i) granting expedited consideration, shortened time and limited notice and; (ii) granting the Debtor authority to sell the property located at 1641 Fillmore Street, Philadelphia, PA 19124 (the “Real Property”) at private sale to S&Z Real Estate LLC (the “Sale”), free and clear of all liens, claims, and encumbrances pursuant to 11 U.S.C. § 363 (the “Motion”)¹; and cause therefore having been demonstrated, it is hereby ORDERED as follows:

1. Debtor’s request for an expedited hearing, shortened time, and limited notice on the Motion is GRANTED.

2. A telephonic hearing to consider the Motion is scheduled for March 10, 2021 at 12:30 ~~am~~ p.m. before the Honorable Ashely M. Chan in the United States Bankruptcy Court Using a landline, parties are to Dial: 877-873-8017 Access

¹ Each capitalized term used but not defined herein shall have the meaning ascribed thereto in the Motion.

Code: 3027681#. Any objection to the Motion must be filed with the Clerk of the Bankruptcy Court and serviced upon counsel to the Debtor on or before March 9, 2021.

3. The terms and conditions of the Sale are as follows:

- a. The Sale of the Property to S&Z Real Estate LLC (the “Purchaser”) is by private sale for Sixty-Seven Thousand Five Hundred dollars (\$79,000.00) without contingencies as set forth in greater detail in the Agreement of Sale, attached to the Motion as Exhibit “A”.
- b. Settlement is to occur on or before March 16, 2021.

4. A copy of this Order shall be served by counsel to the Debtor on or before March 5, 2021, at close of business ~~xxxxpm~~ by facsimile, **overnight** mail or by electronic means, including the Court’s CM/ECF system, upon: (i) the Office of the United States Trustee; (ii) the proposed Purchaser; (iii) the Debtor’s secured creditors; (iv) taxing authorities;; and (v) all parties who have timely filed requests for notice under Bankruptcy Rule 2002 and governmental entities.

5. If notice is given in the manner provided above, said notice shall be sufficient and proper and in accordance with the Bankruptcy Code, the Federal Rules of Bankruptcy Procedures, and the Local Rules of this Court.

BY THE COURT:



Honorable Ashely M. Chan
United States Bankruptcy Judge

Copy to: Attached List

Service List:

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Buyers of the Real Property